PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets for the narrative.

Checklist Preparer:	Ghassan Tafla		January 17, 2008
	347 North Dunbrid	ge Road	(419) 373-3039
	Bowling Green, Oh	uio 43402	(Phone)
	(Address)		
	Ghassan.tafla@ (E-Mail Address)	epa.state.oh.us	US EPA RECORDS CENTER REGION 5
Site Name:	Dollar General	Store	
Previous Names (if any	y):		405754
Site Location:	1515 North Coun (Street)	ty line Street	941326
	Fostoria (City)	Wood (County)	Ohio, 44830-1309 (ST) (Zip)
	<u>5</u> (Congressional Distric	t)	

Latitude: N 41° 10' 31.9" Longitude: W 83° 25' 18.4"

With regards to the Latitude and Longitude, please provide the following information: Accuracy in Meters +/- 10 Meters, Collection Method: Garmin's GPS Unit, Reference Datum, Reference Point, Source Map Scale, Point/Line/Area; Collection Date; Verification Method (see attached):

Co	Complete the following checklist. If "yes" is marked, please explain below.					
1.	Does the site already appear in CERCLIS?		Х			
2.	Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?		х			
3.	Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?		х			
4.	Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	Х				
5.	Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?		Х			
6.	Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?		х			
7.	Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?		х			
8.	Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance releases have occurred, EPA approved risk assessment completed)?		х			
9.	Is there documentation indicating that a target (e.g., drinking water wells, drinking surface water intakes, etc.) has been exposed to a hazardous substance released from the site?	Х				

EPA-540-F-98-039 OSWER 9375.2-11FS Updated by EPA – Region 5 October 1999 PB98-963310 May 2006

		he site with no documentation of exposed targets, but there are targets on-site or	X				
immediately adjacent to the site or nearby (within 1 mile)?							
11. Are there no releases	or potenti	al to release?		X			
Please explain all "yes'	' answei	r(s), attach additional sheets or refer to narrative:					
Site Determination:	Example 2.1 Enter the site into CERCLIS. Further assessment is recommended (explain below).						
		The site is not recommended for placement into CERCLIS (explain below	ow).				
Northern Fostoria area the quarry, and Fostor investigation is the Dol	r (Dollai n. Other ia Indus lar Geno he risk a	r General Store) is a potential source of the various forms of contaminal potential sources which include Honeywell International Inc. (AlliedStries. However, the most likely source of PCE in the western portion a gral Store which may have affected some of the residential wells in northsection with this site is water ingestion and/or vapor inhalation due to	ignal Ind rea of T thern	c.) CE			
EPA Regional Review and Check the box(es) that Check the box(es) the	apply: te or Inc	ident					
X Incident for Fu	ırther A	ction Under CERCLA					
Recommended Further X APA L Full PA L Combined PAA X SI		•					
Defer/Refer to: Removal Prog State/Tribal Prog RCRA Brownfields Other:							
Regional EPA Reviewe	r:	<u>Euca Cysler</u> Erica Islas 3/31/ Print Name/Signature Date	08				
State Agency/Tribe:		Lsee attached Print Name/Signature Date		<u></u>			

OHIO ENVIRONMENTAL PROTECTION AGENCY (Ohio EPA) DIVISION OF EMERGENCY AND REMEDIAL RESPONSE (DERR)

PRE-CERCLIS SCREENING ASSESSMENT REPORT

DOLLAR GENERAL STORE

MARCH 12, 2008

Reviewed by:	_/	<u></u>

Tiffani Kavalec, Ohio EPA, SABR, CO

Date

3/31/08

Approved by:

Erica Islas, Site Assessment Manager

Date

U.S. EPA, Region V

Ohio Environmental Protection Agency Division of Emergency and Remedial Response

Pre-CERCLIS Screening Assessment Checklist Decision Form and Report

For

General Dollar Store 1515 North County Line Street Fostoria, Ohio 44830

Prepared by:		Date:
• • •	Ghassan Tafla, Site Coordinator Ohio EPA, DERR/NWDO	
Reviewed by:	Archie Lunsey II, Supervisor Ohio EPA, DERR/NWDO	Date:
Approved by:	Erica Islas, Early Action Manager U.S. EPA, Region 5	Date: 3/31/08

Introduction:

During a sampling event collected in 1984, from Autolite facility's wastewater effluent, Autolite found evidence of trichloroethylene (TCE) and other volatile organic compounds (VOCs), including benzene were detected coming from the process water generated from two on-site wells, B-1 and B-2. As a result, additional environmental investigations performed and revealed the presence of VOCs not only beneath the Autolite facility but in wells located off-site including residential wells. This finding prompted Ohio EPA and the Local Department of Health to expand the area and scope of investigations to include other potential sources and areas of significant groundwater discharge. One potential suspected source was identified as a former dry cleaner which is currently being used as a Discount Store (Dollar General Store).

The initial Fostoria Area investigations were performed to assess the general depths, direction(s), and rates of groundwater flow. More than 85 residential and commercial wells were sampled for VOC concentrations including the industrial wells of Fostoria Industries.

Location:

The Site is approximately 0.78 acres located on 1515 County line Street, Fostoria, Wood County, Ohio (see Figure 1). The Site consists of one story building of approximately 12,325 ft² located in a commercial area in the northern section of Fostoria and Southwest from the Honeywell Fostoria aka AlliedSignal located on 1600 North Union Road. The legal description of the property is {PT COM 2004.81" S NECOR^SEC 36 (247.20 X 136.59)} as listed in the Wood County Recorder's Office (see Appendix A). The Site is owned by Sacks Theodore N & Rebecca R Trustees and is an active commercial discount store operated by Dollar General Store.

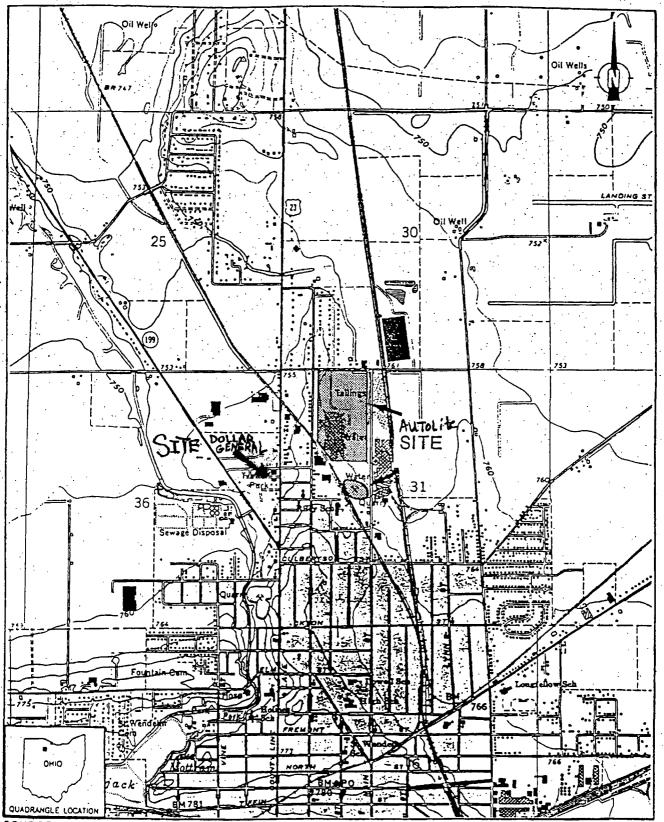
History of Land Use:

The Site is currently a discount store operating under Dollar General Store since the early 1980's when Mr. Sacks Theodore acquired the property. Prior to the 1980's it was a former grocery store and a butcher shop in 1970's. However, various Ohio EPA reports and other records indicate that a dry cleaner was formerly located at this address.

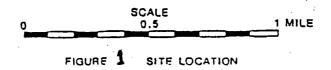
Ground Water Sampling and Analysis:

The on-site water well was referenced in an October, 1984 Report completed by T.A. Gleason Associates as part of an investigation for Allied Signal. This well was sampled by Gleason on January 11, 1985 (see Appendix B). Samples from this well were sent to two different laboratories, Aqua Tech, and Howard Labs. Aqua Tech found Tetrachloroethylene present at a concentration of 139 micrograms per liter. Howard found Tetrachloroethylene present at a concentration of 162 micrograms per liter. It's recommended that soil sampling in the area surrounding on-site water well would be necessary to determine the actual source of contamination. Sampling analysis of private residential water supplies north of the site detected the presence of Trichloreethene (TCE) and Trans-1-2 Dichloroethene at maximum levels of 23.4 ppb and 26.7 ppb respectively (see Appendix C). Therefore, the risk associated with this site is water ingestion and/or vapor inhalation due to the existing groundwater migration pathway.

Figure 1



SOURCE: USGS, Fostoria, OH Quadrangle, 7.5 Minute Series, 1960, photorevised 1972.





WELL LOCATION INSIDE THE BUILDING'S BASEMENT







Appendix A

S BASE PARCEL DATA





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Click Here for the Levy Calculator

Parcel

Parcel ID:

O55-312-360201030000

SACKS THEODORE N & REBECCA R TRUSTEES

Tax District:

Property Address: Mailing Address:

055 FOSTORIA CITY 1515 COUNTY LINE RD

1358 HOLLYWOOD BLVD

MONROE, MI 48161

Legal Description:

PT COM 2004.81' S NECOR *SEC 36 (247.20 X 136.59) * *

Owner:

Land Use Code/Class:

Number Of Cards:

Range-Town-Section:

421 SUPERMARKETS

2029

Current Deed #:

Occupancy:

Discount Store

Year Built:

Values

Market Land Value: CAUV Value: Market Impr Value: Total Value:

Net Annual Tax:

Land

Most Recent Sales

Acres: 0.780

Date

12-16-2002

\$76,000 \$0

Appraised

\$146,900 \$222,900

\$5,256.94

Amount

Assessed (35%) \$26,600

\$0 \$51,420

\$78,020

Of Parcels Valid Sale

1982

COMM

S COMMERCIAL

email this page



Parcel ID: Address: 055-312-360201030000 1515 COUNTY LINE RD

Owner

SACKS THEODORE N & REBECCA R TRUSTEES

Card:

d:

Occupancy Type

Occupancy:

421 SUPERMARKETS

Commercial Attributes

Year Built:

Section Area:

12325

Commercial Details

Section

1

Occupancy

Sq. Ft. 12325 Story Height

Discount Store

SALES









Parcel ID: Address: O55-312-360201030000 1515 COUNTY LINE RD Owner

SACKS THEODORE N & REBECCA R TRUSTEES

Current Deed #:

2029

Sales Details

Transfer Date

Seller

Ochci

SACKS THEODORE N

12/16/2002 12/15/1982 Buyer

SACKS THEODORE N & REBECCA R TRUSTEES SACKS THEODORE N

Of Parcels

Valid Sale?

Sale Price

\$0.00

\$53,500.00









Click Here for the Levy Calculator

GENERAL INFORMATION	ATION	INFORM	RAL	SENE	G
---------------------	-------	---------------	-----	------	---

Parcel	ID:	

O55-312-360201030000

Tax District:

055 FOSTORIA CITY

Owner:

SACKS THEODORE N & REBECCA R TRUSTEES

Address:

1515 COUNTY LINE RD

Full Rate:

Market Impr Value:

Total Value: Market Land Value:

CAUV Value:

80.760000

Effective Rate:

67.379299

Certified Delinquent Year:

VALUES

APPRAISED \$146,900 \$222,900 \$76,000 \$0

ASSESSED (35%)

\$51,420 \$78,020 \$26,600 \$0

CURRENT-YEAR TAX DETAIL

	Prior Delq.	First Half	Second Half	Total
Gross Property Taxes:	\$0.00	\$3,150.45	\$3,150.45	\$6,300.90
Tax Reduction:		-\$521.98	-\$521.98	-\$1,043.96
Sub Total:	\$0.00	\$2,628.47	\$2,628.47	\$5,256.94
10% Rollback:		-\$0.00	-\$0.00	-\$0.00
2 1/2% Homesite Rollback:		-\$0.00	-\$0.00	-\$0.00
Homestead Reduction:		-\$0.00	-\$0.00	-\$0.00
Interest/Penalty:	\$0.00	\$0.00	\$0.00	\$0.00
Net Taxes Charged:	\$0.00	\$2,628.47	\$2,628.47	\$5,256.94
Net Taxes Paid:	-\$0.00	-\$0.00	-\$0.00	-\$0.00
Net Taxes Owed:	\$0.00	\$2,628.47	\$2,628.47	\$5,256.94
Special Assessment Charged:	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessment Paid:	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessment Owed:				
Total Amount Charged:	\$0.00	\$2,628.47	\$2,628.47	\$5,256.94
Total Amount Paid:	-\$0.00	-\$0.00	-\$0.00	-\$0.00
Total Amount Owed:	\$0.00	\$2,628.47	\$2,628.47	\$5,256.94

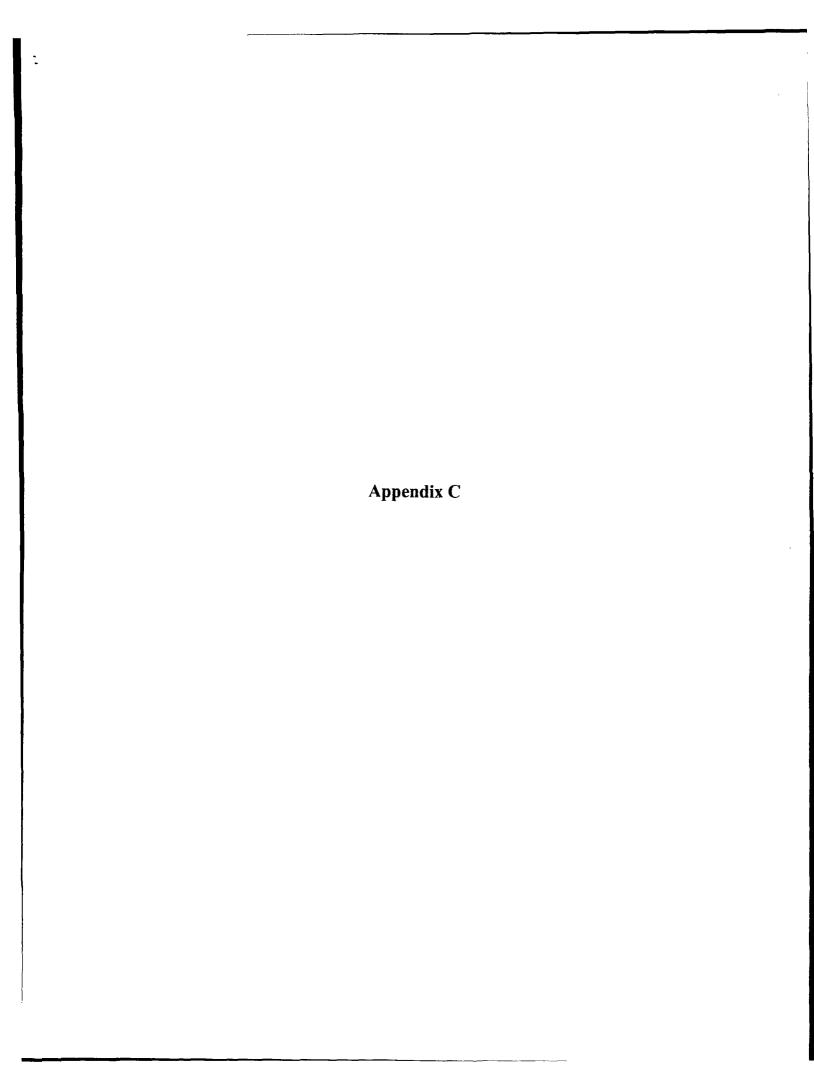
DETAIL OF SPECIAL ASSESSMENT

Prior Delq	Adj-Del	December	Adj-Dec	June A	dj-June
	PAYMENT INFOR	RMATION FOR CURREN	IT AND PRIOR YEAR		
Half	Prior Paid	1st Half Paid	2nd Half Paid	Surplus Paid	Receipt#
2-06	\$0.00	\$0.00	\$2,651.04	\$0.00	ocr2-07052007-602-1
1-06	\$0.00	\$2,651.04	\$0.00	\$0.00	REALESTATE- 01252007-87-1
2-05	\$0.00	\$0.00	\$2,622.79	\$0.00	rers6-07132006-161-1
1-05	\$0.00	\$2,622.79	\$0.00	\$0.00	rers2-02022006-28-1
2-04	\$0.00	\$0.00	\$2,438.94	\$0.00	rers0707-07072005- 277-1
1-04	\$0.00	\$2,438.94	\$0.00	\$0.00	8/34-03122005-35075- 1
	Half 2-06 1-06 2-05 1-05 2-04	PAYMENT INFOR Prior Paid \$0.00 1-06 \$0.00 2-05 \$0.00 1-05 \$0.00 2-04 \$0.00	PAYMENT INFORMATION FOR CURREN Half Prior Paid 1st Half Paid 2-06 \$0.00 \$0.00 1-06 \$0.00 \$2,651.04 2-05 \$0.00 \$0.00 1-05 \$0.00 \$2,622.79 2-04 \$0.00 \$0.00	PAYMENT INFORMATION FOR CURRENT AND PRIOR YEAR Half Prior Paid 1st Half Paid 2nd Half Paid 2-06 \$0.00 \$0.00 \$2,651.04 1-06 \$0.00 \$2,651.04 \$0.00 2-05 \$0.00 \$0.00 \$2,622.79 1-05 \$0.00 \$2,622.79 \$0.00 2-04 \$0.00 \$0.00 \$2,438.94	PAYMENT INFORMATION FOR CURRENT AND PRIOR YEAR Half Prior Paid 1st Half Paid 2nd Half Paid Surplus Paid 2-06 \$0.00 \$0.00 \$2,651.04 \$0.00 1-06 \$0.00 \$2,651.04 \$0.00 \$0.00 2-05 \$0.00 \$0.00 \$2,622.79 \$0.00 1-05 \$0.00 \$2,622.79 \$0.00 2-04 \$0.00 \$0.00 \$2,438.94 \$0.00

Appendix B

				/	VOLATILE	ORGANIC CO	NSTITUENT	(VOC) - Con-	centration in	micrograms	per liter	
			, Joseph	r. A. John der	Are de de de	or Sugar	1,1,7,0,10	And the	r. Acoust	e Articipa	ge green As and	
Sample Source	Date Sample	Lab										Notes:
C-1	12/12/84	Aqua Tech		0	4,1	0	0	1.3	0	0	5	Laboratories:
Norton	12/12/84	Hovard	. 0	, 0	0	0.	0	0	0	0	0	Aqua Tech Environmental
		<u> </u>	ļ			ļ		<u> </u>		ļ	ļ	Consultants, Inc.,
1	<u></u>	ļ <u></u>	<u> </u>	ļ		 					 	Marion, Chio
Ī		 	<u> </u>	ļ	 	 			 	 	-	Howard Labs, Inc.,
	120151	la mart		0	148		22.2	20500	 	28	20708	Dayton, Chio
C-3	12/11/84	Howard	0	0	148	0	32,2 37.1	14000	0	45,5	14250	
Postoria	12/11/84	Aqua Tech	1.5	 	100		3/,1	14000	ļ	43.3	19250	1
Industries		 						 	 	 	}	'
		 							 			·
1									 	 		
C-4	12/19/84	Howard	0	0	0	190	3.7	685	0	0	879	
Roppe	 	<u> </u>										
Rubber												
C-5	01/11/85	Aqua Tech	0	0	Trace	0	0	2	0	139	141	•
Dollar	01/11/85	Howard	0	0 .	0	0 .	0	0	0	162	162	. ·
General											· ·	
												•
		<u> </u>										
											 -	
								·		<u> </u>		
										······································	<u> </u>	
ι.												
	N.E. 4-17 1 of 1)			CO+	HERCIAL/INU	estrial wells		GRO	UNDWATER IN ALLIED AUT	OMOTIVE	DNS	TA GLEASONASSOCIATES

p 65



Medium: Ground Water Site Description: Residential Wells Chemical Concentrations Above MCL's

Address	Date	Contaminate C	Concentration
Non-Responsive	Sampled	•	ug/l
	11/13/84	TCE	23.5
	11/13/84	TCE	5.8
	1/4/85	TCE	5.2
	1/11/85	TCE	6.6
	1/11/85	TCE	17.9
	1/11/85	Tetrachloroether	ne 12.3
	1/11/85	TCE	21.8
	1/11/85	TCE	7.4
	1/12/85	Tetrachloroethen	e 6.8

MCL for both trichloroethylene (TCE) and tetrachloroethene is $5\ ug/1$.

TABLE 4-11

HOWARD LABS ANALYTICAL RESULTS (Sample Date December 10-12, 1984)

Well C-3¹ - Fostoria Industries
Trichloroethene - 20,500 ppb
Trans 1,2-dichloroethene -148 ppb
1,1,1 Trichloroethane - 32.2 ppb
Tetrachloroethene - 28.0 ppb
Chloroform - 16.3 ppb

Well R-97 - Non-Responsive

Chloroform - 26.6 ppb

Bromodichloromethane - 17.0 ppb
Dibromochloromethane - 3.9 ppb

Well R-99 - Non-Responsive Chloroform - 11.8 ppb

Well C-4 - Roppe Rubber
Trichloroethene - 685 ppb
1.1.1 Trichloroethane - 3.7 ppb
Cis-1,2 Dichloroethene - 190 ppb
Chloroform - 15.4 ppb

¹See Drawing 4 and Figure 4-13 for sample locations.

TABLE 4-15

ANALYTICAL RESULTS, HOWARD LABS (January 10-12, 1985)

Dollar General Store, 1515 N. Countyline etrachloroethene

R-1	Non-Responsive
	11.2 ppb Trichloroethene
	10.8 ppb Trans 1,2-Dichloroethene
	4.0 ppb Tetrachloroethene
R-34	Non-Responsive
	11.4 ppb Tetrachlorethene
R-14	Non-Responsive
	8.4 ppb Trans 1,2-Dichloroethene
R-47	Non-Responsive
	4.7 ppb Tetrachloroethene
R-33	Non-Responsive
	3.7 ppb Tetrachloroethene
R-11	Non-Responsive
•	2.1 ppb Trichloroethene
R-12	Non-Responsive
	1.4 ppb Trichloroethene
-	1.6 ppb Trans 1,2—Dichloroethene
R-6	Non-Responsive
	1.6 ppb Trichloroethene
R-53	Non-Responsive
	1.3 ppb Tetrachloroethene
	1.4 ppb Trichloroethene
R-15	Non-Responsive
	1.2 ppb Trans 1,2-Dichloroethene
R-59	Non-Responsive
•	1.1 ppb 1,2-Dichloroethane
	9 Chloroform

TABLE 4-10

OFF-SITE LOCATION FOR WATER QUALITY SAMPLING (Sample Date December 10-19, 1984)

I.D. No.1	Owner/Occupant	Address	Sample Date
		÷	· ·
R-3 ✓ N	on-Responsive		12/11/84
R-13✓			12/10/84
R-16			12/10/84
-R-27 ✓			12/10/84
R-60 🗸			12/10/84
R-65 ✓			12/11/84
R-72 ✓			12/10/84
R-75 ✓			12/10/84
R-82 ✓			12/11/84
R-84√			12/10/84
R-85 🗸			12/10/84
R-86 ✓			12/10/84
R-87 ✓			12/10/84
R-88 🗸			12/11/84
R~89✓			12/11/84
R-90 /			12/10/84
R-92			12/10/84
R-93 ✓			12/10/84
/			
R-94 /			12/12/84
R-95			12/12/84
R-96 ✓			12/10/84
R-97			12/10/84*
R-98 ✓			12/10/84
R-99 ✓			12/12/84*
R-100			12/12/84
R-101			12/10/84
R-102 /			12/11/84

TABLE 4-10

OFF-SITE LOCATION FOR WATER QUALITY SAMPLING (Sample Date December 10-19, 1984)

I.D. No. 1	Owner/Occupant	Address	Sample Date
R-3	Non-Responsive		22/22/04
R-13			12/11/84
R-16			12/10/84
R-27			12/10/84 12/10/84
R-60			12/10/84
R-65			12/11/84
R-72			12/11/84
R-75			12/10/84
R-82			12/11/84
R-84			12/10/84
R-85			12/10/84
R-86			12/10/84
R-87			12/10/84
R-88			12/11/84
R-89			12/11/84
R-90			12/10/84
R-92			12/10/84
R-93			12/10/84
D 04			12/12/04
R-94 R-95			12/12/84 12/12/84
R-96			12/10/84
R-97			12/10/84*
R-98			12/10/84
R-99			12/12/84*
R-100			12/12/84
R-101			12/10/84
R-102			12/11/84
			,,

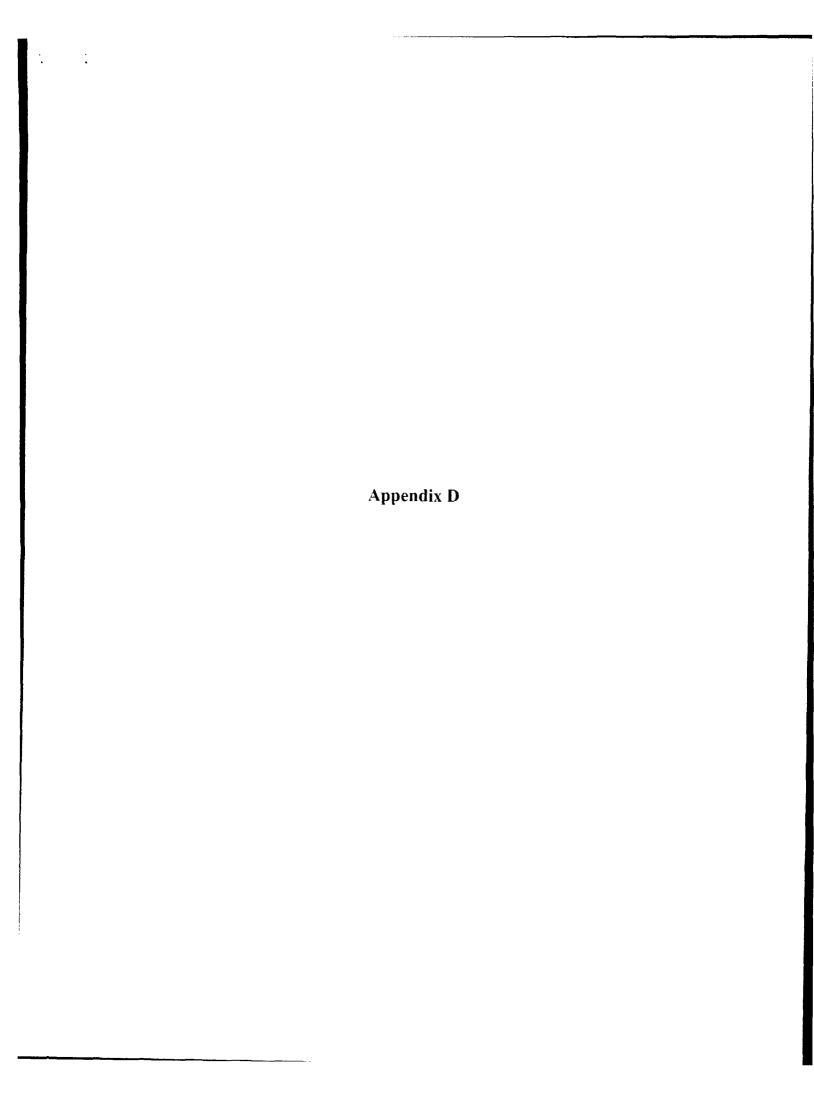
TABLE 4-10 (Continued)

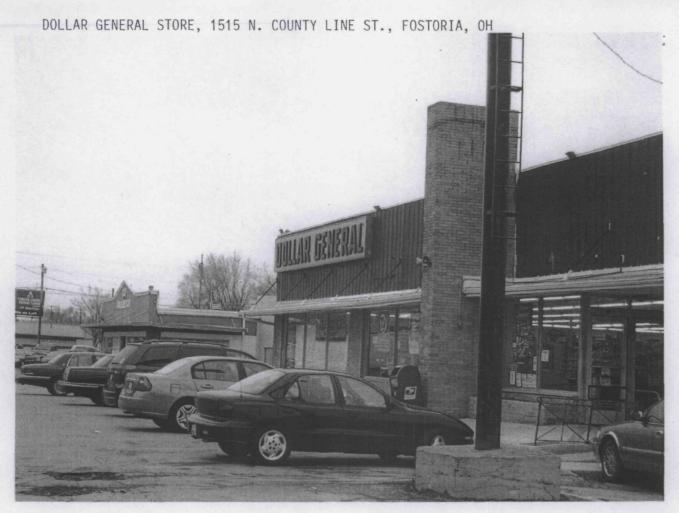
I.D. No.1	Owner/Occupant	Address	Sample Date
R-103 /	Non-Responsive		12/10/84
R-104 ✓ R-105 ✓			12/10/84 12/10/84
R-106			12/10/84
C-1 ✓	Norton Mfg. Co.	112 W. Jones	12/11/84
C-3 √	Fostoria Industries		12/11/84*
C-4 /	Roppe Rubber	·	12/19/84*
C-7	Non-Responsive		12/12/84
C−8 ✓	Tri Cty Vet Clinic	4579 N. St., Rt. 23	12/12/84
c−9 ✓	Non-Responsive		12/12/84
C-10 /	East Co. Buckeye (Name change)	930 Sandusky	12/12/84
C-13 /	Tri Lane Car Wash	625 N. Cty. Line Rd.	12/13/84

¹See Drawing 4, Water Quality Sampling Locations and Figure 4-13.

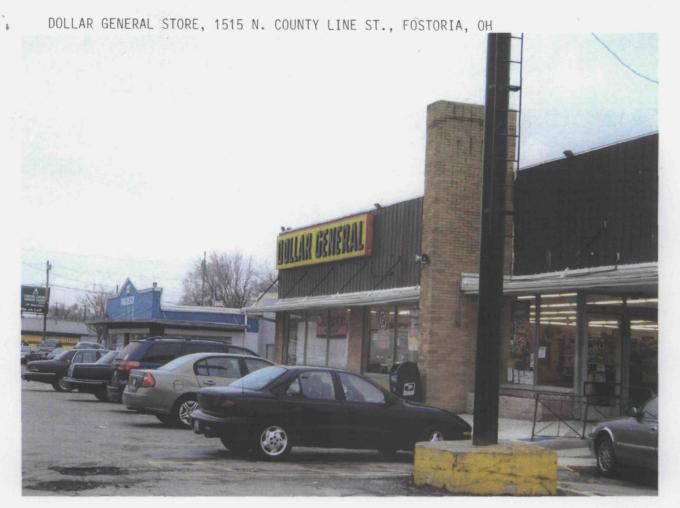
^{*}See Table 4-11, Water Quality Sampling Results, Howard Labs, Inc.

			1	,	VOLATILE	ORGANIC CO	NATITUENT	(VOC) - Con	centration in	n micrograms	per liter	
	:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	A Laggered	August 1.7	er out de le con	· Jak	genter the transfer of	, 7, 20 ar	gi gir zeri ge	Age of the Land of	
Sample Source	Date Sampled	Lab	/		1			1	<u> </u>	1		(
R-1	01/11/85	Agua Tach	0	0	22,4	0	0	17.9	0	0	40	Notes:
	01/11/85	Hovard	0	0	10.8	0	0	11,2	0	4	26	Laboratories: Aqua Tech Environmental Consultants, Inc., Marion, Chio
R-2	05/23/84	Aqua Tech	0	0	0	0	0	1.1	0	0	1	Howard Labs, Inc., Dayton, Chio
	01/10/85	Aqua Tech	0	0	0	0	0	. 0	0	0	0	
	01/10/85	Howard	0	0	0	O		0	0	0	0	•
R-5	01/12/85	Aqua Tech	0	0	0	0	0	.8	0	0	1	
	01/12/85	Hovard	0	0	0	0	0	0	0	0	0	
R-6	01/10/85	Aqua Tech	0	O.	1.0	0	ū	3,2	0	0	4	
	01/10/85	Howard	0	0	0	0	0	1.6	0	0	2	
R-7	11/13/84	Howard	0	0	26.7	0	0	23.4	0	1,5	52	
	11/13/84	Agus Tech	0	0	. 5,3	0	0	14.4	0	0	20	
	01/04/85	Howard Agua Tech	0	0	0	1	0	9.8	0	0	. 11	
,									· · · · · · · · · · · · · · · · · · ·			
	NBLE 4-16 po 1 of 7)	•			RESIDENT	(AL WELLS		GRO	ALLIED AU	NVESTIGATIO TOMOTIVE	ns	TA GLEASON ASSOCIATES













WELL LOCATION INSIDE THE BUILDING'S BASEMENT

